



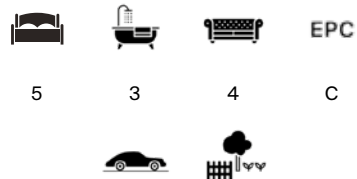
QUEENS ROAD

Wimbledon, SW19



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A beautifully refurbished double fronted family home with a large south facing rear garden and off-street parking for sale in a popular residential area.



Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £2,850,000



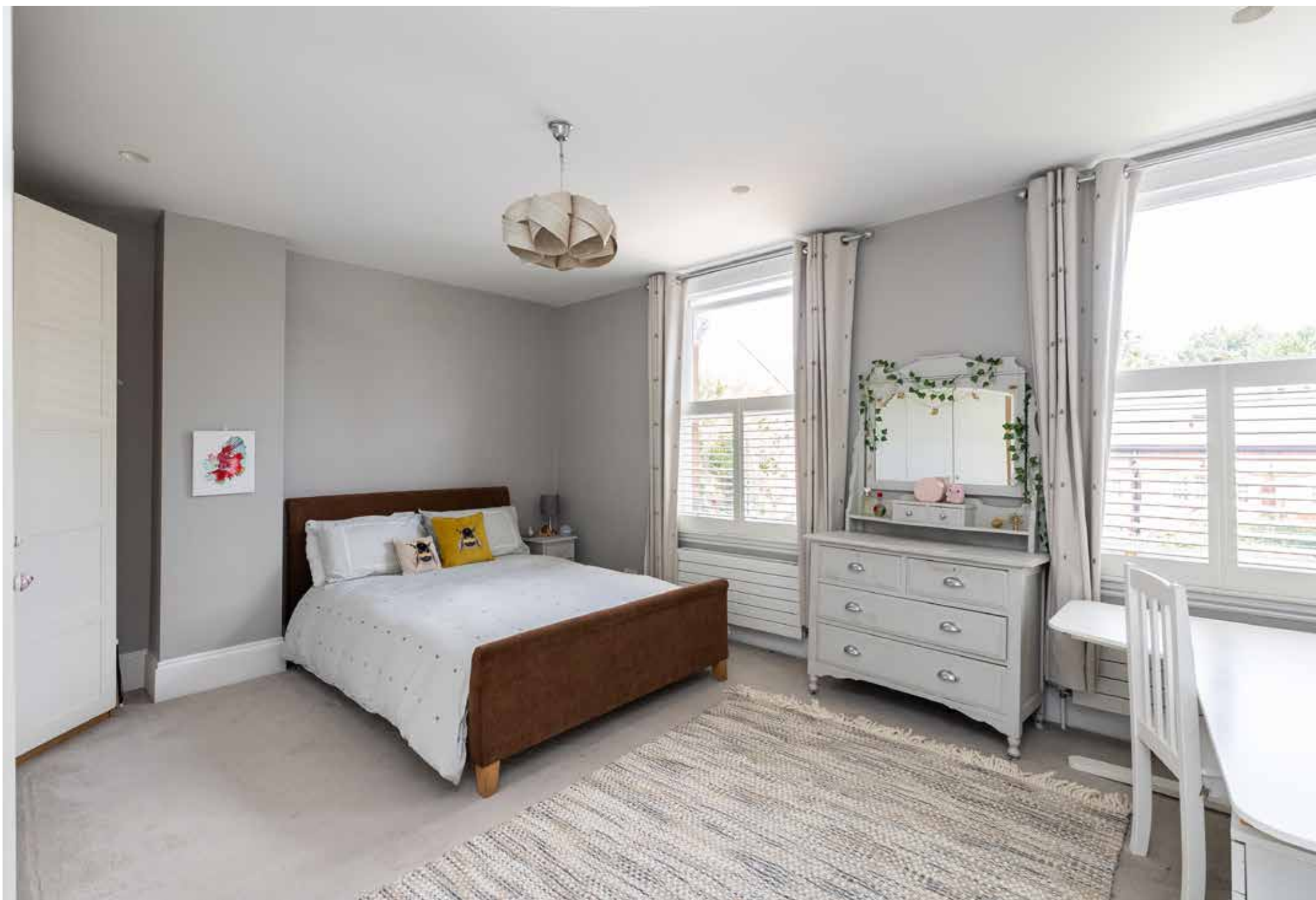
ABOUT THE PROPERTY

A substantial semi-detached, double-fronted Victorian family home offering over 2,500 sq ft of beautifully presented accommodation, thoughtfully extended to create exceptional living and entertaining space across three floors. Set back from the road behind a deep front garden providing off-street parking for two cars, this impressive five-bedroom, three-bathroom home offers rare lateral space and a wonderfully balanced layout. The ground floor is particularly impressive, with two elegant reception rooms to the front alongside a separate dining room, all of which retain attractive period proportions and character features. To the rear, a stunning full-width extension has created a remarkable kitchen/family room centred around a bespoke Tom Howley kitchen, with a large central island and full width French doors opening directly onto the south-facing garden. The resulting space is flooded with natural light and serves as the true heart of the home. A utility room, guest WC and useful cellar storage complete the ground floor accommodation.









The first floor provides an excellent principal bedroom suite spanning the full width of one side of the house, benefitting from extensive fitted wardrobes and an en suite bathroom. Two further generous double bedrooms and a family bathroom are arranged off the spacious landing.

The second floor has been expertly converted to provide two particularly large double bedrooms, both exceeding 17ft in length, served by a further family bathroom, creating ideal accommodation for older children, guests or a dedicated work-from-home arrangement.







A rare opportunity to acquire one of Queens Road's larger Victorian family homes, combining superb entertaining space, excellent bedroom accommodation and off-street parking in a highly sought-after Wimbledon location.







The landscaped south-facing rear garden enjoys an excellent degree of privacy, backing onto a quiet section of Kings Road, while further benefits include solar electricity panels and an EV charging point.







Approximate Gross Internal Area = 235.1 sq m / 2531 sq ft
 Basement = 3.6 sq m / 39 sq ft | Reduced HEadroom / Eaves = 19.7 sq m / 212 sq ft
 Total = 258.4 sq m / 2782 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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